

## **LAKE COUNTY ZONING BOARD**

**July 6, 2005**

### **AGENDA**

The Lake County Zoning Board will hold a public hearing at **9:00 a.m., on Wednesday, July 6, 2005**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on Tuesday, July 26, 2005, in the County Commissioners Chambers, 2nd Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

#### **BOARD OF COUNTY COMMISSIONERS MEMBERS:**

Ms. Jennifer Hill, Chairman	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Vice-Chairman	District 4
Mr. Welton G. Cadwell	District 5

#### **ZONING BOARD MEMBERS**

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	

#### **COUNTY REPRESENTATIVES**

Ms. Cindy Hall, Interim County Manager  
Mr. Sanford A. Minkoff, County Attorney

#### **GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES**

Mr. Gregg Welstead, Director, Department of Growth Management  
Mr. Jeff Richardson, AICP, Planning Manager, Planning & Development Services Division  
Mr. John Kruse, Senior Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Jennifer Dubois, Planner, Planning & Development Services  
Ms. Stacy Allen, Senior Planner, Planning & Development Services  
Ms. Mary Hamilton, Senior Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
July 6, 2005  
AND  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
July 26, 2005

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
PH#41-05-4	Swansea Properties LLC Steven J. Richey, P.A.	1	#48-05-CP/AMD
PH#48-05-2	David Warren & Cra-Mar Groves BJM Assoicates	2	#60-05-PUD
PH#60-05-2/3	Rodney Yawn & Ryan Yawn Steven J. Richey, P.A.	3	#73-05-CP
PH#57-05-4	Jack & Deborah Wilkerson	4	#70-05-Z
PH#53-05-1	Blount & Becerra Properties Fred Hamilton	5	#66-05-Z
PH#55-05-1	Frank Starr	6	#68-05-LM
PH#61-05-2	William Booth Steven J. Richey, P.A.	7	#72-05-LM
PH#13-05-1	ACA Academy, Pat Armentano Steven J. Richey, P.A.	8	#1-05-CFD
PH#62-05-4	Joe & Ruth Back Scott & Heather Lauderbaugh	9	#74-05-Z
PH#56-05-4	Randolph Chavers, Jr.	10	#69-05-Z

**TRACKING NO.: #48-05-CP/AMD**

**CASE NO: PH#41-05-4**

**AGENDA NO: # 1**

**OWNER:** Swansea Properties, LLC

**APPLICANT:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Mt Plymouth area – Property lying SE'ly of SR 46 and CR 437, E of Hunter Avenue and W of Payne Road. (30-19-28)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to amend CP Ordinance #20-88 to add commercial uses such as retail sales/services; professional & medical offices; financial institutions and restaurant (general and fast food).

**EXISTING ZONING:** CP (Planned Commercial)

**SIZE OF PARCEL:** 18.21 +/-acres

**FUTURE LAND USE:** Neighborhood Activity

**TRACKING NO.: #60-05-PUD**

**CASE NO: PH#48-05-2**

**AGENDA NO: #2**

**OWNER:** David Warren & Cra-Mar Groves, Inc

**REPRESENTATIVE:** BJM Associates Inc.

**GENERAL LOCATION:** Clermont area – Property located S of SR 50 and E of Hartle Road and to the W of Magnolia Point Blvd. (25/26/35/36-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) for construction of single-family residential homes and commercial uses.

**EXISTING ZONING:** A (Agriculture)

**SIZE OF PARCEL:** 255.69+/acres

**FUTURE LAND USE:** Urban Expansion / Rural

**TRACKING NO.: #73-05-CP**

**CASE NO: PH#60-05-2/3**

**AGENDA NO: #3**

**OWNER:** Rodney Yawn and Ryan Yawn

**GENERAL LOCATION:** Montverde area – Property located E of CR 455 and SW'ly of Old Hwy 50 and S'ly of the Florida Turnpike. (23-22-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) + CUP to CP (Planned Commercial) to allow the use of the site for automobile, RV, Tractor-Trailer (not to exceed 5 trailers) & outside boat storage.

**SIZE OF PARCEL:** 5.08+/acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #70-05-Z**

**CASE NO: PH#57-05-4**

**AGENDA NO: #4**

**OWNER:** Jack & Deborah Wilkerson

**GENERAL LOCATION:** Umatilla area – Property lying at the SE corner of Peru Road and Lake Street.  
(12-18-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to R-3 (Medium Residential) for residential development.

**SIZE OF PARCEL:** 9.6 +/-acres

**FUTURE LAND USE:** Urban

**TRACKING NO.: #66-05-Z**

**CASE NO: PH#53-05-1**

**AGENDA NO: #5**

**OWNER(S):** Blount & Becerra Properties

**APPLICANT:** Fred Hamilton

**GENERAL LOCATION:** Fruitland Park area – Property lying N of Spring Lake Pines subdivision, S of Lake Ella Road and E of Rolling Acres Road. (32-18-24)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request rezone from R-1 (Rural Residential) to R-4 (Medium Suburban Residential) for single-family residential development.

**SIZE OF PARCEL:** 86 +/- acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #68-05-LM**

**CASE NO: PH#55-05-1**

**AGENDA NO: #6**

**OWNER: Frank Starr**

**GENERAL LOCATION:** Leesburg area – Property lying at the SE corner of Whitney Road and Blackstarr Road and S'ly of SR 44. (29-19-24)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to LM (Light Industrial) for future industrial uses.

**SIZE OF PARCEL:** 5 +/-acres

**FUTURE LAND USE:** Urban Expansion



**TRACKING NO.: #72-05-LM**

**CASE NO: PH#61-05-2**

**AGENDA NO: #7**

**OWNER:** William Booth

**APPLICANT:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Mascotte area – Property lying S of SR 50 and N of Stuckey Road and E & W of Lee Road. (17-22-24)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from A (Agriculture) to LM (Light Industrial) to allow those uses permitted.

**SIZE OF PARCEL:** 10 +/- acres

**FUTURE LAND USE:** GSACSC – Rural Conservation

**TRACKING NO.: #1-05-CFD**

**CASE NO: PH#13-05-1**

**AGENDA NO: #8**

**OWNER:** Pat Armentano, ACA Academy

**REPRESENTATIVE:** Steven J. Richey, P.A.

**GENERAL LOCATION:** Fruitland Park area – Property lying N of Spring Lake Rd, directly N of Piney Woods subdivision and E of Spring Lake Pines subdivision, approx. 3/4 miles W of US Hwy 441/27. (32/33-18-24)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for an amendment to the existing CUP#294-1 & CUP#294A-1; or to revoke CUP#294-1 & CUP#294A-1 and rezone from Agriculture to CFD (Community Facility District) to allow for the continued uses permitted under the conditional use permit for a cheerleading camp and expanded uses to include memorial programs, adult and juvenile retreats, patriotic retreats, wedding receptions, worship services, daycare, tutoring and outdoor theatre, etc.

**EXISTING ZONING:** A (Agriculture) + CUP

**SIZE OF PARCEL:** 95 +/- acres

**FUTURE LAND USE:** Urban Expansion & Urban

**TRACKING NO.: #74-05-Z**

**CASE NO: PH#62-05-4**

**AGENDA NO: #9**

**OWNER:** Joe & Ruth Back and Scott & Heather Lauderbauth

**GENERAL LOCATION:** Grand Island area – Property lying S of CR 452 and W of S. Fish Camp Road.  
(29-18-26)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request to rezone from R-2 (Estate Residential) to R-1 (Rural Residential). (4.6 +/- acres)

**SIZE OF PARCEL:** 4.6 +/- acres

**FUTURE LAND USE:** Urban Expansion

**TRACKING NO.: #59-05-Z**

**CASE NO: PH#56-05-4**

**AGENDA NO: #10**

**OWNER:** Randolph Chavers, Jr.

**GENERAL LOCATION:** Sorrento area – Property lying at the SW corner of Wolf Branch Road and Orange Street. (25-19-27)

**APPLICANT'S PRESENT AND REQUESTED CLASSIFICATION:** A request for rezoning from A (Agriculture) to R-1 (Rural Residential).

**SIZE OF PARCEL:** 3.19+/acres

**FUTURE LAND USE:** Urban Compact Node – Non Wekiva